

December 19, 2019

Director and Deputy Chief Building Official
Toronto Building Toronto and East York District
100 Queen Street West
Toronto, ON
M5H 2N2



Dear Sirs:

**Re: 136 Lyndhurst Avenue
19 256674 DEM 00 DM**

I write as President of the Casa Loma Residents Association (the "CLRA") with respect to the above Notice of Residential Demolition posted on 136 Lyndhurst Avenue.

The CLRA is an organization comprised of residents living in the Casa Loma area of Toronto, the purposes and objectives of which are to preserve the distinctive heritage character of this historic Toronto neighbourhood.

The CLRA strongly protests the demolition of this property and urges that the demolition permit not be issued, and if issued, that it be revoked.

This property is the subject of a Heritage Review as part of the Casa Loma Heritage Conservation District Study. That Study was carried out under the auspices of the City Planning Division, Heritage Preservation Services.

On July 12, 2018 the Toronto Preservation Board (the "Board") received the Casa Loma Heritage Conservation District Study, and endorsed the preparation of the HCD Plans for preservation of the heritage character of the Casa Loma neighborhood and which included a list of special properties that contributed to the overall heritage character of the Casa Loma neighbourhood and were identified by the independent heritage consultants hired by the City to undertake the HCD study. The Board endorsed that City Planning undertake research to determine and confirm that these identified properties within the Study Area should also merit inclusion on the Heritage Register.

136 Lyndhurst Avenue is one of those properties. It is listed in Attachment 6 on page 22 of the June 28, 2018 Report for Action submitted to the Board as a property identified for research for inclusion on the Heritage Register. The property immediately to the south of 136, (134 Lyndhurst Avenue), was similarly identified.

The further research and consideration recommended by the Heritage Review and endorsed by the Board is to be a fulsome and comprehensive review of properties in the neighbourhood to evaluate their contribution to the overall heritage character distinctive of the Casa Loma neighbourhood. It is not to be an isolated study of any particular single piece of property, but

rather careful consideration of the properties in light of their contribution to the heritage character of the overall neighbourhood.

This further review, recommended and endorsed, has not been carried out. The City has invested significant taxpayer dollars and resources to conduct this study. Residents of this neighbourhood also invested significant time and effort in participating in the Heritage Review process and strongly support the results of the Study. It would belittle and contravene this process, and be highly disrespectful of the neighbourhood to permit the demolition of a property which is the object of a Heritage Review. The CLRA has been very proactive and diligent in advising the real estate agents, heritage preservation services and Councillor Matlow's office notifying them that this important property was potentially threatened as early as March of 2019. The owner of the property, as directly communicated to the CLRA by professionals working on the property retained by them, is knowingly circumventing the widely publicized City sanctioned heritage review process by seeking the demolition during the holiday season without ANY opportunity for neighbourhood input or communication.

The position of the CLRA as expressed in this letter strongly opposing the issuance of a demolition permit for this property is fully supported by our Councillor, Mr. Josh Matlow, who is copied on this letter.

In summary, the CLRA strongly urges you to prevent the demolition of this property until the Heritage Review process is complete.

Yours truly,



Robert Levy
President

cc: Councillor Josh Matlow
Mayor John Tory

CASA LOMA RESIDENTS ASSOCIATION – EXECUTIVE COMMITTEE

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